



**TOWN OF FISHKILL**  
**Offices of Municipal Development**  
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**PLANNING BOARD MEETING AGENDA FOR OCTOBER 27, 2005**

The Planning Board Meeting will be held on Thursday, October 27, 2005 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

**NEW SUBMITTALS:**

1. **Oasis Ministries - Amended Special Use Permit** - Applicant seeks to amend the existing Special Use Permit Approval to raise the first floor elevation of the church building and surrounding area one foot (to match the first floor of the school) and to change the stormwater treatment to comply with the current NYSDEC regulations. The parcels for this proposal are located on Snook Road, in the R-40 Zoning District and consist of 47.771 acres. Refer application to the Town Engineer, Town Director of Municipal Development, Town Planning Consultant, Town Planning Board Attorney, Dutchess County Department of Health, NYSDEC and the Rombout Fire District.
2. **Healey Chrysler/Plymouth/Dodge/Jeep/Eagle, LLC - Amended Site Development Plan** - Applicant requests approval to amend the existing Site Development Plan approval to pave the existing gravel inventory parking area at the south end of the property, construct a 2,000 square foot storage building and to pave and add lighting to the existing gravel inventory parking area at the north end of the property. The project site consists of two (2) parcels that are located at 557 Route 52, in the R-15 and GB (General Business) Zoning District and consist of 6.67 acres and 0.58 acres. Refer application to the Town Engineer, Town Director of Municipal Development, Town Planning Consultant, Town Building Inspector, Dutchess County Department of Planning and Development, New York State Department of Transportation and the Glenham Fire District.
3. **Rainbow Ridge Pet Cemetery & Crematory - Special Use Permit & Site Development Plan** - Applicant requests approval for the expansion/conversion of a portion of an existing residential building into a handicap accessible office/viewing chapel, the demolition of an existing shed and the construction of a 784 S.F. crematory building. Other site improvements shall include areas dedicated to the burial of deceased pets, a designated parking area and landscaping improvements. The proposed development shall be constructed in two (2) phases. Phase 1 shall include the demolition of the existing shed, the construction of the crematory building, addition of the parking area and regarding the driveway. Phase 2 shall include the renovation of the existing building and landscaping improvements. The parcel for this proposal is located 149 Old Route 9, in the GB (General Business) and R-15 Zoning Districts and consists of 5.94 ± acres. Refer application to the Town Engineer, Town Director of Municipal Development, Town Planning Board Attorney, Town Planning Consultant, Town Building Inspector, Dutchess County Department of Planning and Development, Dutchess County Department of Health and the Rombout Fire District.

**PUBLIC HEARING:**

1. At 7:30 p.m. or as soon thereafter as possible - **The Crest at Fishkill - Site Development Plan** - Applicant seeks to obtain Final Site Development Plan Approval to construct a 106 unit residential multi-family development consisting of 104 market rate units of varying bedroom complement and two (2) affordable units, together with all necessary and customary appurtenant site features and to obtain a permit for disturbance of a wetland or wetland buffer in the course of the development of the project. The parcel for this proposal is located on the northerly side of NYS Route 52 in the Town of Fishkill, west of the Village of Fishkill and U.S. Route 9, in the RMF-5 Zoning District and consists of 26.6 ± acres.

**REVIEWS:**

1. **Quality Inn Hotel - Special Use Permit** - Board to review architectural renderings and the Town Zoning Board of Appeals' decision.
2. **Waterfront at Fishkill Phase 5 - Overlook Pointe Townhouses - Site Development Plan** - Board to discuss the recommendation to amend the Resolution of Preliminary Approval that was received by the Town Engineer.
3. **Terra Materials - Amended Site Development Plan** - continuation of project review.
4. **Pioneer Holdings, LLC (aka Ral Supply Group) - Amended Site Development Plan** - continuation of project review.
5. **Scarpelli - Subdivision** - continuation of project review.
6. **ZBA Referrals**
  - **ZB05-018 - 125 Greenwood Drive** - Applicant requests a 25' variance to place a shed, creating a 25' front yard setback where 50' is the minimum allowed in an R-40 Zoning District.
  - **ZB05-019 - 526 Washington Avenue** - Applicant requests an 8' variance to construct a covered porch, creating a 27' front yard setback where 35' is the minimum allowed in an R-20 Zoning District.
7. Board to approve October 13, 2005 Planning Board Meeting Minutes.